

McMinnville Affordable Housing Task Force

Minutes from the May 11th Meeting, Community Development Center

Attendees:

Remy Drabkin (City Councilor)

Sheryl Hill (Business Representative)

Elise Hui (Executive Director, Housing Authority of Yamhill County)

Jon Johnson (VP, Commercial Loans at Citizens Bank)

Martha Meeker (City Manager)

Kellie Menke (City Councilor)

Doug Montgomery (City Planning Director)

Darrick Price (Executive Director, Community Home Builders)

Jeff Sargent (Executive Director Yamhill County Action Partnership – YCAP)

Absent due to scheduling conflicts: Scott Chambers, Howie Harkema and Alan Ruden

Guests: None

With the City Council approving Establishing Resolution 2016-20 and formally recognizing the McMinnville Affordable Housing Task Force, the group turned its efforts towards identifying individuals to fulfill the roles as outlined in the resolution. To keep the momentum moving forward, recommendations for membership focused on existing members with only one adjustment as Jon Johnson was nominated for the financial / banking position, replacing Scott Chambers. This was due to the fact the Task Force felt their initial focus would lean more towards banking than investment possibilities. There was unanimous consensus on recommended term lengths (Resolution 2016-20 dictates initial members will be offset with two Citizen positions terming out after one year, two terms terming out after two years and two terms terming out after three years.) The recommendations by the group to the Council Session set for April 26th were:

Sherl Hill (Business Member)	One Year
Alan Ruden (Builder)	One Year
Elise Hui (Non Profit)	Two Years
Jon Johnson (Banking/Finance)	Two Years
Darrick Price (Builder)	Three Years
Jeff Sargent (Non Profit)	Three Years

As a note: The Mayor will appoint two Councilors to serve on the MAHTF and the City Manager will assign the member of the Planning Department. It is anticipated, Councilor Menke and Councilor Drabkin would be forwarded by the Mayor and Doug Montgomery would continue to fulfill the Planning Department's role until his retirement at the end of June, 2016.

The group next turned to developing an understanding of what "neighborhood stabilization" meant and discussed its focus would be to look at ways to purchase homes in foreclosure with an intent to rehab and put it back into the market to create affordable housing. Also, neighborhood stabilization would look to promote diversity in

order to prevent having neighborhoods exclusive to one economic demographic. As for organizations to seek out as partners for neighborhood stabilization, it was discussed one area to look at was Service Clubs. The group acknowledged that this initiative is somewhat sensitive to the housing market as foreclosures are currently becoming harder to find but discussed there would be value on building a process or processes to identify interested groups, resourcing avenues or key priorities that could be utilized when properties are found.

The group also talked about a trend of lower end housing being purchased and converted to other purposes thus reducing the inventory of affordable housing. As such, the group discussed looking at how to incentivize property owners to keep these types of workforce housing in place.

Finally, the group adopted 10:00 a.m. on the second Wednesday of the month as the standard meeting time for the Task Force. The location would be the Community Development Center Conference Room.

Looking towards the next meeting, there was interest expressed in having Rob Justus from Home First in Portland meet with the group as the model he has developed is producing affordable housing faster and at lower costs than normal models built with governmental assistance.